



Spring Grove Crescent, Hounslow, TW3 4DD

Offers In Excess Of £455,000

In need of total modernisation throughout is this three bedroom semi-detached family home situated in this quiet popular residential location with access to Hounslow East and Osterley Tube Stations and Hounslow Town Centre bus routes. The accommodation comprises two separate reception rooms, kitchen, conservatory, on the first floor three bedrooms, first floor bathroom, front and rear gardens. The property is being sold with full vacant possession. Call now for more details.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Entrance Hallway

Understairs storage cupboard housing meters, doors to rooms, stairs to first floor.

Reception One

Front aspect window, feature fireplace (not being used).

Reception Two

Door to conservatory, storage cupboard into recess, door to...

Kitchen

Sink unit, space for cooker.

Conservatory

Door to garden.

First Floor Landing

Doors to rooms, side aspect window.

Bedroom One

Front aspect window, feature fireplace.

Bedroom Two

Rear aspect window, feature fireplace.

Bedroom Three

Front aspect window, access to loft space.

Bathroom

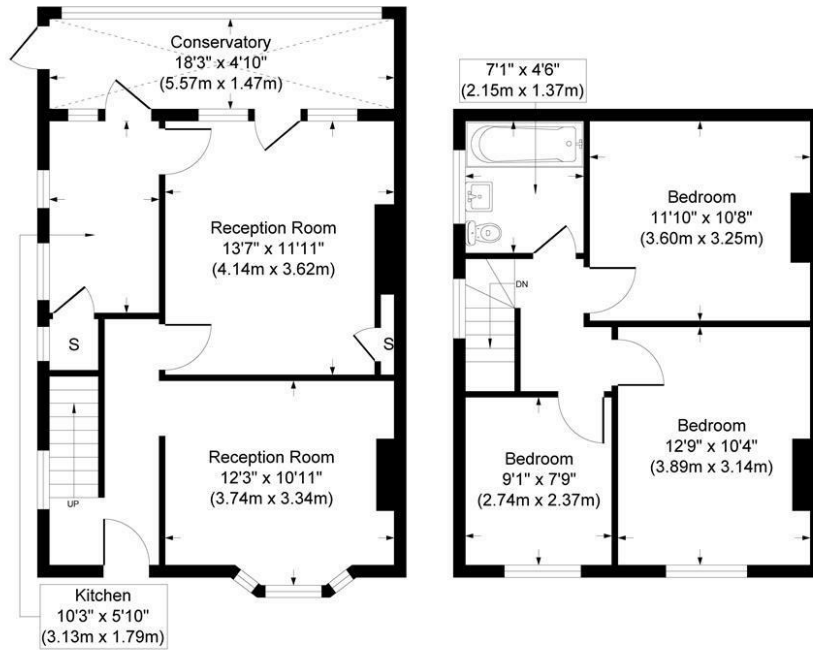
Wash hand basin, high level w.c, freestanding bath.

Outside**Rear Garden**

Concrete area, rest laid to lawn, storage shed.



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Ground Floor
 Approximate Floor Area
 545.73 sq. ft
 (50.70 sq.m)

First Floor
 Approximate Floor Area
 439.35 sq. ft
 (40.81 sq.m)

Approx. Gross Internal Floor Area 985.18 sq. ft / 91.52 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		20	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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